

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

April 19, 2013 – Board Office, Richmond, KY

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
Aaron Ament, Board Counsel

Absent:

Dorsey Hall, Board Member
G. Herbert Pritchett, Board Member
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by Kathy Mayfield, second by Sam Blackburn and the Board approved the March 22, 2013 minutes. Roll call – Sam Blackburn – Yes; Kathy Mayfield - Yes.

EDUCATION

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(1) Dynasty School - RENEWAL

- A. Real Estate Appraisal – Principles & Procedures – 60 hours QE online
- B. Advanced Residential Applications & Case Studies – 15 hours QE online
- C. Real Estate Finance – 30 hours QE online
- D. Statistics, Modeling & Finance – 15 hours QE online
- E. 2012-2013 USPAP Equivalent Course – 15 hours QE online
- F. Foreclosure Basics for Appraisers – 7 hours CE online
- G. Covering all the Bases in Residential Reporting – 7 hours CE online
- H. Challenging Assignments for Residential Appraisers – 7 hours CE online
- I. 2012-2013 USPAP Equivalent Update – 7 hours CE online

Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(2) American Society of Farm Managers & Rural Appraisers

- A. Income Approach Applications – 8 hours CE classroom

Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(3) Redd, Brown & Williams Educational Services

- A. 2012-2013 National USPAP Update – 7 hours CE classroom
- B. Appraisal Regulatory Update & AMC Agreements – 7 hours CE classroom
- C. Residential & Commercial Income Property Appraisal Methods – 7 hours CE classroom
- D. Essential Elements of Appraisal Extraordinary Assumptions, Hypothetical Conditions & Disclosures – 7 hours CE Classroom

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(4) NAIFA

- A. Appraisal Spreadsheet: Regression Analysis – 7 hours CE classroom

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(5) Appraisal Institute

- A. Income Approach for Residential Appraisers – 7 hours CE Classroom
- B. 2013 Annual Meeting Day 1 – 2 hours
- C. 2013 Annual Meeting Day 2 – 5.5 hours
- D. 2013 Annual Meeting Day 3 – 5.5 hours

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(6) Dennis Badger & Associates

- A. Residential Design & Construction – 3.5 hours CE Classroom
- B. Appraising Difficult Residential Properties – 7 hours CE Classroom

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(7) McKissock – Renewal (See attached)

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the below listed education courses for FY 2012-2013 & 2013-2014. Roll call – Sam Blackburn – Yes; Kathy Mayfield-Yes.

(8) Wilson Education Group

- A. WEG 450 – Expert Witness Testimony – 15 hours QE classroom
- B. WEG 450A – Expert Witness Testimony Day 1 – 7 hours CE Classroom
- C. WEG 450B – Expert Witness Testimony Day 2 – 7 hours CE Classroom
- D. WEG 372 – Current Issues in Valuation 2013-14 Edition – 7 hours CE classroom

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

- (a) Jimmie M. Bottoms - Associate
- (b) Thomas T. Donnelly – Certified Residential

- (c) Ruth E. Getler – Associate
- (d) Katherine M. Gibson – Associate
- (e) James T. Harper - Associate
- (f) John M. Humes – Certified General (MO)
- (g) Laurie B. Kinzer – Certified General – (TN)
- (h) Randy J. Liversage – Certified Residential (CA)
- (i) Douglas F. Main – Certified General – (GA)
- (j) Matthew D. Morris – Associate
- (k) Russel D. Rice – Certified General (WV)
- (l) Damian Rodriguez – Associate
- (m) Tammy L. Webb - Associate

B. AMC Companies – The Board recognized the newly licensed AMC companies
 A. Market Valuation Services - #117

C. William H. Parrish – Associate Applicant – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers.
 Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

D. Jonathan J. Martin – Associate Applicant - Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers.
 Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.

EXPERIENCE REVIEW

- A. Shannon Colwell – Approve experience for Certified General. She must pass the Certified General Exam. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the experience Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- B. Cheryl Haddix - Reject experience for Certified Residential. She and her supervisor must meet with Larry Disney to discuss appraisal reports. After discussion she will be required to submit two additional appraisals reports and pass the certified residential exam. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the experience Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- C. Dustin Hawkins - Reject experience for Certified General. He and his supervisor must meet with Larry Disney to discuss appraisal reports. After discussion he will be required to submit four additional appraisals reports and pass the certified general exam. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the experience Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- D. Allen Reed - Reject experience for Certified Residential. He and his supervisor must meet with Larry Disney to discuss appraisal reports. After discussion he will be required to submit two additional appraisals reports and pass the certified residential

- exam. Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the experience Roll call – Sam Blackburn – Yes; Kathy
- E. John Tidwell - Reject experience for Certified General. He and his supervisor must meet with Larry Disney to discuss appraisal reports. After discussion he will be required to submit four additional appraisals reports and pass the certified general exam. Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously approved the experience Roll call – Sam Blackburn – Yes; Kathy

COMPLAINT

- A. The Board reviewed the Case Summary Chart.
- B. Investigator
- C. Case No. 12-53 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- D. Case No. 12-63 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- E. Case No. 12-64 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- F. Case No. 12-61 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to dismiss the case with letter advising respondent to complete a 7 hour Report Writing course by July 31, 2013. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- G. Case No. 12-52 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case with letter advising respondent to complete a 7 hour Report Writing course by July 31, 2013. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- H. Board Hearing Discussions – Larry Disney asked for a status of the following cases and action by the Board of how to proceed:
- (1) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – Hearing May 7-8, 2013
 - (2) David Harrington – Motion to dismiss with Franklin Circuit Court – Hearing April 10, 2013 in Franklin County.

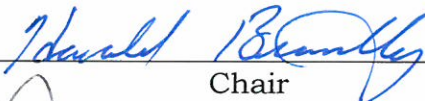
MISCELLANEOUS

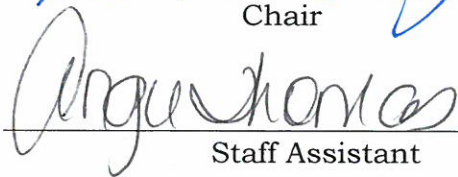
The Board reviewed and discussed the following information:

- A. Budget – Budget ending March 2013
- B. 2013 KREAB Board Seminars Evaluations
- C. ASC Preliminary Compliance Review of Kentucky's appraiser regulatory program – Chairman Brantley asked the minutes reflect that the Board staff, attorney and investigator be commended for the excellent work during the past two years. The letter outlining the ASC review of the KREAB appraiser enforcement program included no areas of deficiency, and the state program was found to be in substantial compliance, the highest recognition the ASC currently gives an agency following a review.
- D. Information David Harrington
- E. KREAB online course proposals – Consider some fee to charge and bring back to Board at the May meeting. McKissock, Kentucky State University and Conference of State Bank Supervisor have advised the Board they can offer this service.
- F. Staff Position – Have been approved. Application will be accepted, interviews held and a person selected no later than July.
- G. Rodney Clough – Temporary Permit – Motion by Sam Blackburn, second by Kathy Mayfield and the board unanimously agreed to approve with submission of letter to Mr. Clough. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- H. June Board Meeting – Meeting changed to June 11, 2013.
- I. July Board Meeting – Meeting changed to July 12, 2013.
- J. May Board Meeting – May 24, 2013 – Kentucky Dam Village
- K. Board Retreat – May 23, 2013 – Kentucky Dam Village
- L. May Hearing – Case Nos. 12-10, 12-11, 12-13, 12-25 and 12-26 – Lynn Prichard– May 7-8, 2013 – 9:00 a.m.
- M. AARO Spring Conference - April 27-29, 2013, Austin, Texas, Austin Omni Hotel
- N. The Board accepted the resignation of Ravon Radmard, Executive Secretary. Ms. Radmard will be relocating to Dallas, TX and the Board and staff thanked her for her service and wished her the best in all her future endeavors.
- O. The Board approved to hire a temporary person until a replacement for Ms. Radmard' position.
- P. Scanner/Disc – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to purchase scanner and storage disc. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes.
- Q. Jon Faulkner – Reported that Mr. Faulkner has been performing appraisals in KY without a license. Executive Director advised to bring matter to attention of Boone Circuit Court.
- R. The Board will research the possibility in changing the date that appraisers are to complete CE requirement and report information at May meeting.
- S. Board advised staff and legal counsel to draft a Universal AMC Agreement and submit in an amended administrative regulation for us in Kentucky.

T. Hearings for AMC Portals will be set at a later date.

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting.


Chair


Staff Assistant

MCKISSOCK, LP

218 Liberty Street, Warren, PA 16365

Contact Person: Jackie Vincent (800) 328-2008

Web site: www.mckissock.com**COURSE APPROVED FOR BOTH VIRTUAL PRE-LICENSING AND CONTINUING EDUCATION CREDIT****All approved pre-licensing courses will be accepted for continuing education credit.*

2012-2013 National USPAP	15 hours
Advanced Residential Applications and Case Studies	15 hours
Appraisal Subject Matter Electives	20 hours
Basic Appraisal Principles	30 hours
Basic Appraisal Procedures	30 hours
Commercial Appraisal Review - Subject Matter Electives	15 hours
Expert Witness for Commercial Appraisers - Subject Matter Electives	15 hours
General Appraiser Income Approach	60 hours
General Appraiser Market Analysis and Highest and Best Use	30 hours
General Appraiser Report Writing and Case Studies	30 hours
General Appraiser Sales Comparison Approach	30 hours
General Appraiser Site Valuation and Cost Approach	30 hours
Residential Appraiser Site Valuation & Cost Approach	15 hours
Residential Market Analysis & Highest and Best Use	15 hours
Residential Report Writing and Case Studies	15 hours
Residential Sales Comparison and Income Approaches	30 hours
Statistics, Modeling & Finance	15 hours

COURSES APPROVED VIRTUAL CLASSROOM CONTINUING EDUCATION CREDIT

2012-2013 National USPAP Update - Virtual Classroom	7 hours
2012-2013 National USPAP Update- Live Webinar	7 hours
2-4 Family Finesse - Virtual Classroom	7 hours
Ad Valorem Tax Consultation - Virtual Classroom	2 hours
Appraisal Applications of Regression Analysis	7 hours
Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting - Virtual Classroom	7 hours
Appraising FHA Today - Virtual Classroom	7 hours
Appraising Manufactured Homes - Virtual Classroom	7 hours
Deriving and Supporting Adjustments - Live Webinar	3 hours
Disciplinary Cases - What NOT To Do - Live Webinar	7 hours
Environmental Contamination of Income Properties - Virtual Classroom	5 hours
Essential Elements of Disclosures & Disclaimers	5 hours
Even Odder: More Oddball Appraisals - Virtual Classroom	7 hours
FHA for Today's Appraiser - Live Webinar	7 hours
How to Analyze & Value Income Properties - Virtual Classroom	7 hours
HUD REO Live Appraisal Update Course - Live Webinar	7 hours
Intro. To Complex Appraisal Assignments - Live Webinar	5 hours
Introduction to Legal Descriptions - Virtual Classroom	2 hours
Introduction to Regression Analysis for Appraisers - Live Webinar	4 hours
Introduction to Residential Green Buildings for Appraisers - Live Webinar	4 hours
Introduction to the Uniform Appraisal Dataset	2 hours
Land and Site Valuation - Live Webinar	5 hours
Land and Site Valuation - Virtual Classroom	7 hours
Mold, Pollution and the Appraiser	2 hours
Mortgage Fraud: Protect Yourself - Virtual Classroom	7 hours
Relocation Appraisal and New ERC Form	6 hours
REO and Foreclosures - Virtual Classroom	5 hours
REO and Short Sale Appraisal Guidelines - Live Webinar	4 hours
Residential Appraisal Review - Live Webinar	7 hours
Residential Appraisal Review - Virtual Classroom	7 hours
Residential Report Writing: More Than Forms - Virtual Classroom	7 hours
Risky Business: Ways to Minimize Your Liability - Virtual Classroom	5 hours
The Cost Approach - Virtual Classroom	7 hours
The Dirty Dozen - Virtual Classroom	3 hours
The Nuts and Bolts of Green Building for Appraisers - Virtual Classroom	3 hours
Understanding the Uniform Appraisal Dataset - Live Webinar	3 hours

COURSES APPROVED CONTINUING EDUCATION CREDIT

2012-2013 National USPAP Update	7 hours
2012-2013 National USPAP Update Equivalent	7 hours
Analysis in Action	7 hours
Appraising in a Post-HVCC World	4 hours
Deriving and Supporting Adjustments	7 hours
Disciplinary Cases - What NOT To Do	7 hours
FHA for Today's Appraiser	7 hours
Financial Reform, Fannie Mae and Appraisers	7 hours
Introduction to Complex Appraisal Assignments	7 hours
Introduction to Expert Witness Testimony	7 hours
Introduction to Regression Analysis for Appraisers	4 hours
Introduction to Residential Green Building for Appraisers	4 hours
Relocation Appraising: New ERC Summary Appraisal Report	7 hours
Residential Appraisal Review	7 hours
System Building Housing: Advances in Housing for the New Millennium	7 hours